



Factory 3, 13 Glenville Dr, Melton



## YOUR NEXT INVESTMENT!!

Ross Cooper of Cooper Commercial is proud to present this modern warehouse development to the market for purchase.

4 warehouses available within the development ranging from 272.4m<sup>2</sup> – 362m<sup>2</sup>.

Warehouse 3 is located behind secure electric gates and has 4 carparks closeby allocated on site.

Comprising of 275.5m<sup>2</sup> this warehouse has a small office of approx. 9.5m<sup>2</sup> and warehouse area of 266m<sup>2</sup>.

Currently tenanted till May 2024 with 1 further term of 3 years. Leased For \$34,564.80 per annum including GST & Outgoings, adjusted annually by CPI (27/03/2023) and market review (27/03/2024) on lease expiry.

For more information please email

Price	SOLD for \$626,500
Property Type	Commercial
Property ID	1718
Office Area	9 m <sup>2</sup>
Warehouse Area	266 m <sup>2</sup>

### Agent Details

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### Office Details

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